

SCHOOL FACILITIES BOARD
May 3, 2001
El Mirage, Arizona

The School Facilities Board held a Board meeting at the Dysart Unified District, High School Auditorium, 11405 N. Dysart Road, El Mirage, Arizona, 85335. The meeting began at approximately 11:20 a.m.

Members Present

Conley, Patrice
Keenan, Brooks
Krivel, Richard
Rich, Stephen, Chair
Van Sittert, Logan, (left early)
Vaughan, G. Keith
Wright, John (left early)

Members Absent

Wicks, Michael
Keegan, Lisa
(Non-Voting Member)

Staff Present

Dr. Philip E. Geiger, Executive Director
Edward Boot, Deputy Director/Facilities
Candy Cooley, Deputy Director of MIS
John Arnold, Deputy Director-Finance
David Lujan, Asst. Attorney General
Tom Halverstadt, Land Specialist
Anna M. Stevens, Admin. Assistant
Darla Jordan, Public Information Officer
Kristen Landry, Asst. Public Inf. Officer
Richard Dern, District Liaison
Wayne Evenhuis, District Liaison
Robin Archibald, District Liaison
Bruce Faught, District Liaison

Guests Present

Margo Seck, Dysart Unified
Bob Young, Dysart Unified
Tom Murphy, Dysart Unified
Kim Marona, Qwest
Judy Richardson, PHSG
Cathy Rex, PHSG
Randie Stein, PHSG
John Wright, Paige Engineering
Patty Paige, Rapco Corp.
Kent Davis, Deer Valley Unified
Tim O'Brien, Pinnacle One
Jeff Cook, Pinnacle One
Marcus Jones, Tucson Unified
Jerry Sidio, Tucson Unified
Mayor Joan Schaffer, City of Surprise
Lynn Webster, Tucson Unified
Janice Tarlton, Surprise citizen
Craig Ward, ABLE
Jeffery Jessop, Colorado City Unified
Lee Bistline, Colorado City Unified
Bill Johnson, Scottsdale Unified
Mary Joe May, Luke AFB
Chris Brownlow, Luke AFB
Lt. Col. Mike Carter, Luke AFB
Capt. Bob Booth, Luke AFB
Oliver Barlow, Colorado City Unified
Larry Likes, Higley Unified
Bob Hubley, Higley Unified
Thomas D. Rushin, Yuma Elementary
Ken Huffman, Somerton Elementary
Jon Danielson, Jacobs/Chanen
H. Allen Shockley, Apache Jct. Unified
Will Lewis, Congress Elementary
John Gordon, Cave Creek Unified
Tom Elliott, Cave Creek Unified
James Blacon, TND NN
Dick Leshner, Toltec Elementary
Timothy Benally, Red Valley Chapter
Bob Harper, Gilbane
Ernesto Garcia
Creig Sorenson, Humboldt Unified

Paul Geary, Pro Services
Kathleen Thatcher, Concerned Parent
Bethany Sherman, Parent
Melchor Apodaca, Parent
Doris N. Flax, Dysart Board Member
Liz Whitaker, Tucson Unified

- I. Call to Order
Board Chair, Stephen C. Rich, called the meeting to order at approximately 11:20 a.m.
- II. Roll Call
There were seven members present and two members absent from this meeting.
- III. Approval of Minutes of April 12, 2001
Logan Van Sittert moved that the Board approve the April 12, 2001 minutes. Keith Vaughan seconded. Motion passed on a 6-0-1 voice vote with Steve Rich abstaining.
- IV. Director's Report
 - a. Resignation of Board Member
Dr. Geiger announced the resignation of one of our Board Members. Karl Gentles resigned his position as a Board member to the State of Arizona School Facilities Board effective immediately.
 - b. Deficiency Corrections Software
This was an informational item only.
 - c. School Development within Luke Air Force Base and Dysart Unified School District
This agenda item was tabled for further consideration at our June Board meeting or a hearing to address this issue.

Margo Seck, Dysart Unified District Superintendent, addressed the Board in support of Senate Bill 1525 for the Luke Air Force Base.

Bob Cox, Dysart Unified District's Board President, addressed the Board in support of Senate Bill 1525 for the Luke Air Force Base.

Don Peters, Dysart Unified District Lawyer, addressed the Board to speak on the grand fathering law in effect.

Tom Murphy, Dysart Unified, addressed the Board in support of Senate Bill 1525 for the Luke Air Force Base.

Mayor Joan Shafer, City of Surprise, addressed the Board to speak on behalf of all concerned citizens in favor of moving the High School.

Lt. Col. Mike Carter of the 56th Operations Group addressed the Board to present information relevant to Dysart Unified School District's request and read the official Luke A.F.B. statement to the Board.
Senate Bill1525

Mr. Cris Brownlow, Luke Air Force Base, addressed the Board to make a presentation on how the proposed school location relates to the Luke A.F.B. flight path.

Kathleen Thatcher, addressed the Board as a concerned parent in the Dysart Unified School District wishing to plead with the Board not to move the schools.

The Chair entertained a motion to go into executive session. Pat Conley moved that the Board go into executive session to seek legal advice, which was not open to the public. Keith Vaughan seconded. Motion passed on a 5-0 voice vote.

Executive Session was held from 1:15 to 1:25.

d. Technical Assistance to Local School Districts and the Development of New School Construction

Richard Krivel moved that the Board approve the following recommendations:

1. Approve the policy on funding for project management services for new school construction to be incorporated as rule R7-6-506 in the proposed SFB rule package.
2. Authorize SFB staff to initiate procurement for project management firms that will be utilized when school districts request the Board's assistance with project management for new school construction projects.
3. Authorize SFB staff to implement the following steps:
 - a) Project managers are to be selected through a competitive process that can be facilitated by the School Facilities Board. We are in the process of developing a final RFP for project managers for new school construction. This would be similar to what we did for the deficiency correction projects; that RFP was strictly limited to project managers for deficiency corrections.
 - b) If the school district makes a request to the School Facilities Board for project management assistance, and the project manager is deemed capable by the staff of School Facilities Board, the project manager's fee will be the responsibility of the staff of School Facilities Board. The Executive Director, by virtue of the authority to provide technical assistance by law, may approve the project management request. Should the executive director deny the request, the school district has the right to appeal the decision to the Guidelines/Assessment Committee, who will arbitrate in the matter.
 - c) The cost of the project management shall be made a part of the overall cost of the new school, and those funds shall be derived from the total allocation for the project provided by the School Facilities Board.

- d) Should the district funds satisfy the base cost of the new school plus the cost of project management, then the School Facilities Board will not provide any additional funds.
- e) In the event that a school district does not request project management services, but in the opinion of the staff of the School Facilities Board the project is in jeopardy without such professional systems, the executive director may notify a district that the project requires the use of private management services and the district's allocation shall be assessed for costs incurred for these services.

Keith Vaughan seconded. Motion passed on a 5-0 voice vote.

e. Telecommunications Update

Kim Marona, Qwest Communications, addressed the Board to give an update on the status of the contract.

f. Summary of Assessment

Keith Vaughan moved that the Board approve the assessment for the ASDB School District at the discretion of the Executive Director. Pat Conley seconded. Motion passed on a 5-0 voice vote.

g. Awards and Recognitions

Motion to affirm the awards and recognize the success of the following individuals: When Pigs Fly award; where the difficult is done immediately and the impossible takes a little longer.

Ronald Erps	Bruce Faught
Robin Archibald	Wayne Evenhuis
Gerry Breuer	Richard Dern

V. Consideration of the General and Series Bond Resolutions

Grant Hamill, Peacock, Hislop & Given Managing Director, addressed the Board to explain the Bonds being considered for adoption.

- 1. Logan Van Sittert moved that the Board accept staff recommendation to adopt the General Bond Resolution. Keith Vaughan seconded. Motion passed on a 6-0-1 voice vote with Richard Krivel abstaining.
- 2. Logan Van Sittert moved that the Board accept staff recommendation to adopt the Series Resolution in its most recent form. Keith Vaughan seconded. Motion passed on a 6-0-1 voice vote with Richard Krivel abstaining.

Bob Casillas, addressed the Board to go thru the expected debt service requirements on the grants and to explain the \$500,000,000 School Improvement Revenue Bonds series 2001.

Chuck James & Bill Nelson, Squire, Sanders & Dempsey, addressed the Board to speak on the legal issue of the Bond.

VI. Guidelines/Assessment Committee

a. Chairman's Report

This was an informational item only.

- b. Consideration of Funding Critical Assessment Deficiency Projects from the Deficiencies Correction Fund, including projects from:
There were no districts on this agenda item.
- c. Consideration of Funding Supplemental Assessment Deficiency Projects from the Deficiencies Correction Fund, including projects from:
Brooks Keenan moved that the Board approve the Guidelines/Assessment Committee recommendation to approve the assessment deficiency projects which will be eligible for funding from the Deficiencies Correction Fund, as listed under the School Facilities Board agenda item VI.c. Richard Krivel seconded. Motion passed on a 4-0-1 voice vote with Pat Conley abstaining.
- d. Consideration of Assessment Deficiency Projects review, bids, bid packages and change orders, including projects from:
Brooks Keenan moved that the Board approve the Guidelines/Assessment Committee recommendation to approve the assessment deficiency projects which will be eligible for funding from the Deficiencies Correction Fund, as listed under the School Facilities Board agenda item VI.d. Richard Krivel seconded. Motion passed on a 5-0 voice vote.
- e. Consideration of Assessment Deficiency Projects with Increased Costs, including projects from:
Brooks Keenan moved that the Board approve the Guidelines/Assessment Committee recommendations as follows:
 - 1. To approve the additional funding consistent with the project cost of \$471,857 for the Building Replacement at William R. Sullivan Elementary School in the Murphy Elementary School District.
 - 2. That the Board approve the Guidelines/Assessment Committee recommendation to approve additional funding consistent with the project cost of \$3,718,508 for the School Replacement at Bella Vista Elementary School in the Sierra Vista Unified District.
 - 3. That the Board approve the Guidelines/Assessment Committee recommendation to approve additional funding consistent with the project cost of \$260,369 for the Roof Replacement at Toltec Elementary School in the Toltec Elementary School District.

Richard Krivel seconded. Motion passed on a 5-0 voice vote.

VII. Projects Committee

- a. Chairman's Report
This was an informational item only.
- b. Consideration of Emergency Deficiency Corrections Projects bids, bid packages and change orders, including projects:
There were no districts listed on this agenda item.

c. Consideration of 2001 Capital Plan New Construction Requests, including projects from Apache Junction Unified:

Keith Vaughan moved that the Board approve the Projects Committee recommendations as follows:

1. To fund the conceptually approved build out (080415000-9999-001N) of the previously approved core K-6 elementary school (080415000-9999-201N) for an additional 250 students for Bullhead City Elementary School District to be opened in the fall of 2003 at a total project cost of \$1,611,225, to be funded in FY 2001-02.
2. To deny the district's request for funding for the conceptually approved K-8 elementary school for Oracle Elementary School District currently scheduled to open in the fall of 2003 (110302000-9999-001N).
3. To deny the district's request for funding a junior high school wing for 180 students to open in January 2002 for Pima Unified School District.
4. To fund an additional 19,334 square feet of 6-8 middle school space for 200 students for Pinon Unified School District to be opened in the fall 2001 at a total project cost of \$2,051,144 and a FY 2001 funding amount of \$102,557.
5. To deny the district's request for funding a new 9-12 high school for 1,600 students to open in the fall of 2004 and its associated land for Scottsdale Unified District.
6. To deny the district's request for funding a new K-6 elementary school for 660 students to open in the fall of 2003 for Superior Unified District.
7. To deny the district's request for funding a new K-6 elementary school for 300 students to open in the fall of 2004 for Williams Unified District.

Richard Krivel seconded. Motion passed on a 5-0 voice vote.

d. Consideration of Geographic Exception, including projects from Red Mesa Unified

This item will be considered at our next Board meeting in June 2001.

VIII. Consideration of the Expansion of Scope and Increased Project Cost on New Construction Projects, including projects from

Keith Vaughan moved that the Board approve the Projects Committee recommendations to accept the Projects Committee recommendation approval of funding in the amount of \$118,521 to add project management funding for the elementary school project in the Morristown Elementary School District (project number 070375000-9999-201N). Richard Krivel seconded. Motion passed on a 5-0 voice vote.

IX. Consideration of Request for Land or Real Property Purchase, Lease or Donation including requests from:

Keith Vaughan moved that the Board approve the following Projects Committee recommendations for steps II, III and other land issues for Duncan Unified, except for Coolidge Unified and Higley Unified:

Step II Districts:

1. Accept Staff recommendation to approve the Cave Creek Unified School District's request for an elementary school site (project number 070293000-9999-003L) and move to Step III.
2. Accept Staff recommendation to approve the Colorado City Unified School District's request for a K - 12 school site (project number 080214000-9999-001L) and move to Step III.
3. Accept Staff recommendation to approve the Dysart Unified School District's request for an elementary and high school site (project number 070289000-9999-003L) and move to Step III.

Step III Districts:

1. Accept Staff recommendation to approve the funding of and the acceptance of a donation of an elementary school site for the Buckeye Elementary School District (project number 070433000-9999-001L).
2. Accept Staff recommendation to approve the funding of a high school site for the Deer Valley Unified School District (project number 070297000-9999-213L).
3. Accept Staff recommendation to approve the acceptance of a donation for an elementary school site for Higley Unified School District (project number 070260000-9999-001L).
4. Accept Staff recommendation to approve the funding for a high school site for the Wickenburg Unified School District (project number 070209000-9999-301L).

Other Land-Related Issues: Duncan Unified

Approve the request of Duncan Unified School District to sell the approximate 6 acres of non-useable land and that the Executive Director be instructed to inform the district, in writing, of the decision and that the proceeds of this sale or trade be permitted to be used by the District with the understanding that on the next SFB land purchase for Duncan Unified School District, the net proceeds of this transaction will be applied as a deduct from the monies the SFB will provide.

Richard Krivel seconded. Motion passed on a 5-0 voice vote.

Coolidge Unified

Keith Vaughan moved that the Board accept the Staff recommendation to approve the Coolidge Unified School District's request for an elementary school

site (project number 110221000-9999-001L) and move to Step III. Richard Krivel seconded. Motion passed on a 4-0-1 voice vote with Pat Conley abstaining.

Higley Unified

Approve Project Committee recommendation to modify the terms of the Higley land purchase.

- X. Distribution and Possible Discussion of Draft SFB Rules to be Re-adopted for Entry into Arizona Administrative Code at June 2001 Meeting:
This was an informational item only.
- XI. Consideration of Request for Waiver from the Building Adequacy Guidelines, including requests from Congress Elementary
Pat Conley moved that the Board approve the staff recommendation to grant a waiver as requested by the Congress Elementary School District from the Building Adequacy Guidelines for Computer to Student ratio at Congress Elementary School. Richard Krivel seconded. Motion passed on a 5-0 voice vote.
- XII. Building Renewal Distribution for May 2001
This was an informational item only.
- XIII. Financial Update
This was an informational item only.

Public Comment

Lynn Webster, Tucson Unified, addressed the Board and Staff to thank them for their support of the Deficiency Corrections needed in their district.

Adjournment

There being no further business, Stephen Rich adjourned the meeting at approximately 2:00 p.m.

Approved by the School Facilities Board on _____, 2001

Stephen C. Rich, Chair